

## Revised Agenda

**Regular Meeting of the Maricopa County Planning and Zoning Commission, Thursday, June 7, 2001, 9:30 a.m., in the Board of Supervisors' Auditorium, 205 West Jefferson Street, Phoenix.** All items on this agenda are for Commission action unless otherwise noted. The Commission may break for lunch at its discretion during this agenda.

Maricopa County has an aggressive strategy to provide accessibility for all citizens to its programs, activities, and services, as required by the American with Disabilities Act (ADA). A sign language interpreter, alternative format materials, or infra-red assisted listening devices are available with 72 hours notice. Additional reasonable accommodations will be made available to the extent possible within the time frame of the request.

Roll Call

Approval of Minutes – May 3, 2001 regular meeting.

### **Consent Agenda**

#### **1. Preliminary Plat: S2000125**

**District 5**

Applicant: Paul Benscoter for BBI Development  
Location: Southeast corner of 209<sup>th</sup> Avenue and Telegram Road (in the Rainbow Valley area)  
Request: Preliminary plat in the R1-35 zoning district for “Rainbow Valley Ranch” (49.38 gross acres)

#### **2. Preliminary Plat: S2001021**

**District 4**

Applicant: Gary L. Nelson for Valencia Homes  
Location: West of the northwest corner of 83<sup>rd</sup> Avenue and Deer Valley Road (in the north Peoria area)  
Request: Preliminary Plat time extension in the R1-18 R.U.P.D. zoning district for “Hunter Field Estates” (20.12 acres)

#### **3. Preliminary Plat: S2001023**

**District 4**

Applicant: True West Realty , L.L.C.  
Location: Northeast corner of 191<sup>st</sup> Avenue and Thomas Road (in the north Goodyear area)

Request: Preliminary Plat (replat) in the Rural-43 zoning district for “Litchfield Farms” (52.25 acres)

**4. Preliminary Plat: S2001026**

**District 4**

Applicant: True West Realty , L.L.C.  
Location: Southwest corner of Perryville Road and Indian School Road (in the north Goodyear area)  
Request: Preliminary Plat in the Rural-43 zoning district for “Litchfield Farms II” (238.06 acres)

**Unfinished Business**

**5. Development Master Plan: DMP200002**

**District 4**

(Continued from October 5, 2000 meeting)

Applicant: Beus Gilbert, P.L.L.C. for Citrus & Northern L.L.C.  
Location: Southwest corner of Citrus Avenue and Olive Avenue (in the west Glendale area)  
Request: Development Master Plan for “White Tank Foothills” (640.2 acres)

**6. Development Master Plan: DMP200009**

**District 4**

(Continued from April 4, 2001)

Applicant: LVA Urban Design Studio for Pleasant Point, L.L.C.  
Location: Generally bounded by the following road alignments: Lone Mountain Road on the north, 113<sup>th</sup> Avenue on the east, Jomax Road on the south and 131<sup>st</sup> Avenue on the west (in the north Peoria area)  
Request: Amendment (revisited) to the Development Master Plan for “Lakeland Village” (3,121 acres)

**7. Rezone: Z2000110**

**District 4**

(Continued from April 1, 2001)

Applicant: LVA Urban Design Studio for Pleasant Point, L.L.C.  
Location: Generally bounded by the following road alignments: Lone Mountain Road on the north, 113<sup>th</sup> Avenue on the east, Jomax Road on the south and 131<sup>st</sup> Avenue on the west (in the north Peoria area)  
Request: Amendment (revisited) to the zoning for “Lakeland Village”, including rezoning from R1-18 R.U.P.D., R1-10 R.U.P.D., R1-8 R.U.P.D., R1-7 R.U.P.D., R1-6 R.U.P.D., R-2 R.U.P.D., R-2 R.U.P.D. S.U., R-3 R.U.P.D., R-4 R.U.P.D., C-1 P.D. and C-2 P.D. to R1-18 R.U.P.D. P.A.D., R1-10 R.U.P.D. P.A.D.,

R1-8 R.U.P.D. P.A.D., R1-7 R.U.P.D. P.A.D., R1-6 R.U.P.D. P.A.D., R-2 R.U.P.D. P.A.D., R-2 R.U.P.D. S.U. P.A.D., R-3 R.U.P.D. P.A.D., R-4 R.U.P.D. P.A.D., C-1 P.D. P.A.D., C-2 P.D. P.A.D./R-4 R.U.P.D. P.A.D., C-2 P.D. P.A.D., C-3 P.D. P.A.D. C-3 P.D. P.A.D./R-4 R.U.P.D. P.A.D., and IND-1 P.A.D. (3,121 acres)

**8. Rezone: Z 97-93**

**District 1**

(Continued from May 17, 2001 meeting)

Applicant: Michael Young for Young's Storage  
Location: Northwest corner of Riggs Road and 124<sup>th</sup> Street alignment (in the south Chandler area)  
Request: To rezone from Rural-43 to IND-2 with a Plan of Development for a storage facility for "Young's Storage" (6.15 acres)

**9. Special Use Permit: Z2001006**

**District 4**

(Continued from May 17, 2001 meeting)

Applicant: Cummings Montessori School  
Location: Between Country Gables Drive and Acoma Drive on the east side of 83<sup>rd</sup> Avenue (in the north Peoria area)  
Request: Special Use Permit for a private school in the Rural-43 zoning district for the "Cummings Montessori School" (1.02 acres)

**10. Special Use Permit: Z2001017**

**District 4**

(Continued from May 17, 2001 meeting)

Applicant: Russell Ranch  
Location: West side of Citrus Road between Bethany Home Road and Camelback Road (in the west Glendale area)  
Request: Special Use Permit for a wastewater treatment plant in the R1-18 R.U.P.D. zoning district for "Russell Ranch" (3.39 acres)

**11. Preliminary Plat: S2001024**

**District 4**

(Continued from May 17, 2001 meeting)

Applicant: Russell Ranch  
Location: West side of Citrus Road between Bethany Home Road and Camelback Road (in the west Glendale area)  
Request: Revised Preliminary Plat for "Russell Ranch": (153.54 acres)

- a. 207-lot, 20-tract single-family residential subdivision and one commercial parcel in the R1-18 R.U.P.D. and C-2 P.D. zoning districts, the
- b. Use of temporary septic systems for wastewater treatment on a maximum of 45 lots, and a
- c. Road waiver to the provision of a mid-section line collector road (Missouri Avenue alignment)

**12. Rezone: Z2001028**

**District 3**

(Continued from May 3, 2001 meeting)

Applicant: Kelly Lawrence, et al  
 Location: Along Central Avenue north of Dove Valley Road (in the north Phoenix/Desert Hills area)  
 Request: To remove zoning overlays and revert zoning back to Rural-43 from Rural-43 R.U.P.D. and Rural-43 S.U.P. (164 acres)

**13. Text Amendment: TA200004**

**All Districts**

(Continued from April 5, 2001 meeting)

Applicant: Sean B. Lake for Castle Well Homeowners Association  
 Request: Amend Article XXIII, Section 2308 of the Maricopa County Zoning Ordinance to reduce the required area adjacent to existing or proposed runways or landing strips that are subject to a height limitation of twenty (20) feet.

**14. Text Amendment: TA200010**

**All Districts**

(Continued from May 3, 2001 meeting)

Applicant: Commission Initiative  
 Request: Amend Articles II and XXII-A of the Maricopa County Zoning Ordinance in regard to hillside development standards.

**New Business**

**15. Preliminary Plat: S2000089**

**District 4**

Applicant: Steven D. Campbell for Camino De Oro Ranch, Inc.  
 Location: Northwest corner of 91<sup>st</sup> Avenue and Pinnacle Peak Road (in the north Peoria area)  
 Request: Preliminary plat in the R1-18 zoning district for “Camino De Oro Ranch” (22.24 acres)

**16. Special Use Permit: Z 99-117**

**District 4**

Applicant: Bill and Marlo Mooney for Desert Hills Equine Center  
Location: 43240 N. Black Canyon Hwy (in the New River area)  
Request: Request to renew a Special Use Permit for an existing equine center and R.V. park in the Rural 43 zoning district for “Desert Hills Equine Center” (20 acres).

**17. Rezone: Z2000154**

**District 5**

Applicant: Withey, Tobin, Anderson, & Morris  
Location: West of the southwest corner of Lower Buckeye Road & 51<sup>st</sup> Avenue (in the Laveen/south Phoenix area)  
Request: Rezone from Rural-43 to IND-2 (a Plan of Development is not proposed at this time) (78 acres)

**18. Rezone: Z2000177**

**District 1**

Applicant: Gammage and Burnam  
Location: North of the northeast corner of Higley Road & Williams Field Road (in the Higley/south Gilbert area)  
Request: Rezone from Rural-43 and C-3 to C-2 P.D. with a Concept Plan of Development (17 acres)

**19. Special Use Permit: Z2001039**

**District 2**

Applicant: Michael Campbell  
Location: 5150 N. Miller Road  
Request: Renew a Special Use Permit for an existing cellular communications facility in the R-4 zoning district (0.40 acres)

**20. Text Amendment: TA2001004**

**All Districts**

Applicant: Proposed Commission Initiative  
Request: Deletion of the Development Procedures Manual.

**21. Text Amendment: TA2001006**

**All Districts**

Applicant: Proposed Commission Initiative  
Request: Amendment to the Development Master Plan Guidelines to establish sunset regulations.